070.0	0001	0001.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,800 /	717,800
					USE VALUE:	717,800 /	717,800
					ASSESSED:	717,800 /	717,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
314		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE SALVO SAM J/TRUSTEE
Owner 2:	314 MYSTIC ST REALTY TRUST
Owner 3:	
Street 1:	314 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DE SALVO SAM J -
Owner 2:	-
Street 1:	314 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,857 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2986 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7857.000	303,900	800	413,100	717,800
Total Card	0.180	303,900	800	413,100	717,800
Total Parcel	0.180	303,900	800	413,100	717,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 240.42 | /Parcel: 240.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 44570
GIS Ref:
GIS Ref:
Insp Date: 02/11/09

!5976!

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0001-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,900	800	7,857.	413,100	717,800	717,800	Year End Roll	12/18/2019
2019	101	FV	247,900	800	7,857.	413,100	661,800	661,800	Year End Roll	1/3/2019
2018	101	FV	247,900	800	7,857.	354,100	602,800	602,800	Year End Roll	12/20/2017
2017	101	FV	247,900	800	7,857.	330,500	579,200	579,200	Year End Roll	1/3/2017
2016	101	FV	247,900	800	7,857.	283,300	532,000	532,000	Year End	1/4/2016
2015	101	FV	246,700	800	7,857.	253,800	501,300	501,300	Year End Roll	12/11/2014
2014	101	FV	244,800	800	7,857.	234,900	480,500	480,500	Year End Roll	12/16/2013
2013	101	FV	244,800	800	7,857.	224,000	469,600	469,600		12/13/2012

PRINT

Date	Time
12/10/20	20:47:47

LAST REV

Date	Time
11/12/14	12:07:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5976

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE SALVO SAM J,	64391-432		10/21/2014	Convenience	1	No	No		
DE SALVO SAM J	64132-472		8/26/2014	Convenience	1	No	No		
	12647-729		6/13/1974		45,500	No	No		N

USER DEFINED

Prior Id # 1:	44570
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2013	1633	Manual	7,455	C				
6/2/1995	296		1,000					A/G/POOL 15 FT DIA

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2014	External Ins	PC	PHIL C
1/31/2014	Info Fm Prmt	EMK	Ellen K
2/11/2009	Meas/Inspect	294	PATRIOT
10/12/1999	Meas/Inspect	263	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7857		Sq. Ft.	Site		0	70.	0.75	4			Med. Tr	-10					413,100						413,100	

Total AC/HA:	0.18037	Total SF/SM:	7857	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	413,100	Spl Credit		Total:	413,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.19687498
Const Adj.:	1.00488567
Adj $ / SQ:	114.259
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440483
Depreciation:	136550
Depreciated Total:	303933

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

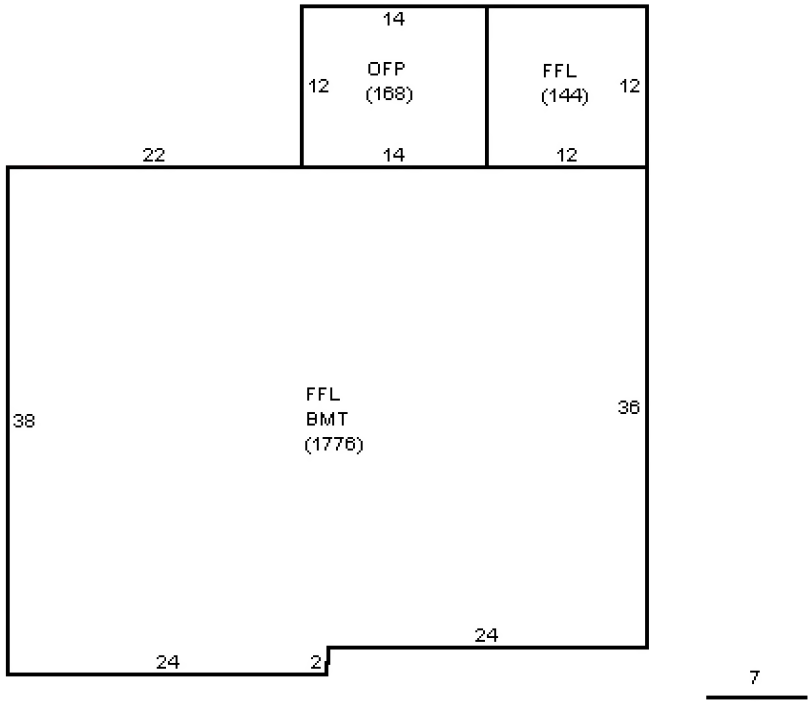
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	125.68
Special Features:	0	Val/Su Net:	78.65
Final Total:	303900	Val/Su SzAd	158.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,920	114.260	219,377
BMT	Basement	1,776	47.650	84,619
OFP	Open Porch	168	26.450	4,444

Net Sketched Area:	3,864	Total:	308,440
Size Ad	1920	Gross Are	3864	FinArea	2986
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

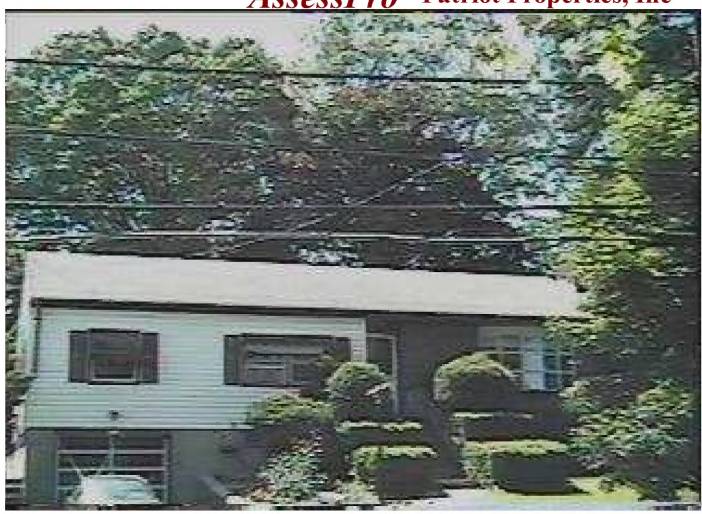
SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	10X10	A	AV	1980	4.00	T	31.2	101			300			300
19	Patio	D	Y	1	10X14	A	AV	1980	4.93	T	31.2	101			500			500

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc